

Ohio County Trending 2011

Overview

Ohio County is a small rural community located on the Ohio River. There is little industry and the commercial properties are concentrated in the town of Rising Sun. The Grand Victoria Casino plays a big role in the local economy.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self explanatory. The tab marked “Summary” lists the results of the study on a Township basis. There are separate tabs for each of the 6 property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant and industrial improved. All spreadsheets contain the thirteen entries required by 50 IAC 27 as well as the Median, COD and PRD.

In order to have enough sales for meaningful analysis, 2008 and 2009 sales were included in the ratio study. A -1.00% per year (applied by month) time adjustment was applied to the 2008 and 2009 residential vacant and improved sales.

A spreadsheet titled “Ohio County 2011 Trending Sales Reconciliation” is attached with this document along with the County’s Ratio Study and “Workbook”. The sales reconciliation spreadsheet includes a list of the sales that were marked valid in the sales file but were omitted from the study and why. It also includes any sales where the assessed values or sale prices were adjusted and why. This spreadsheet also includes a tab that lists which neighborhoods were combined or compared to for the ratio study.

Residential Improved and Vacant Analysis

Ohio County is a very small county with all four Townships being geographically and economically comparable. Due to the limited number of residential vacant sales in the County, all four of the Townships were combined for the ratio study and assessed accordingly.

The residential improved sales were analyzed on an individual township basis.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

Commercial Improved and Vacant Analysis

There were no valid commercial vacant land sales in the county. Therefore, an analysis of the commercial land was also completed and in all cases this land value was equal to or greater than the corresponding residential neighborhoods.

There were only four useable commercial improved sales. As indicated by the rule “If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following to derive annual adjustment factors or modify the values of commercial and industrial property . . .” Since there were only four sales, Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers and the Indianapolis area along with the 3 building classes most predominate in the county from Marshall and Swift, a cost factor of 1.067 was calculated. This factor was the increase from January 1, 2010 to March 1, 2011. The factor was then applied to all of the industrial building improvements in the county. An additional year of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 0.9808. Multiplying the current trending factor of 1.30 by the adjustment factor will equal a new trending factor of 1.27 for 2011. This factor will be applied to all the commercial and industrial improvements in the County.

Ohio County has one golf course. This course is owned by the Grand Victoria Casino. The Casino subsidizes the golf course. The course itself shows a loss when calculating the value based solely on the income approach. The assessed value was derived by using comparable sales within close geographic proximity to Ohio County.

Industrial Improved and Vacant Analysis

Ohio County has only 3 industrial vacant parcels and only 4 industrial improved parcels. These industrials were assessed with the commercials in calculating the annual adjustment factor.